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Comment:

I am a 72 year old Detroit tenant living with a disability. I am writing in support of the court's proposed changes.

I received a default eviction judgment two days before Christmas in 2021 without my knowledge. I did not know I was being evicted because my landlord, Yolanda Lockhart, tore down my mailbox and never served me a legal eviction notice. She broke into my property on several occasions, threatening me once with a gun. She stole \$3000 from me. My landlord was not following local and state laws - the house was not registered or code compliant. While I lived in my there, the porch was crumbling (I use a cane), there was standing sewage in the basement, broken windows letting in the cold, and a leaking roof. And yet she was able to take me to court and get a judgment against me by default. This is not right! After my eviction I was homeless for 6 months, living in a hotel. It was so hard to find housing with an eviction on my record. Thank God I am not in senior housing. Many many people are in my situation and are not as lucky.

Please adopt the proposed changes to MCR 4.201. Pre trials and proof of personal service can prevent default judgments against people like me, though they were not enough to help me. You must protect the right to due process that is so routinely violated in eviction court. Adopt MCR 4.201 (B)(3)(c). Landlords should be compliant with the law if they are going to take tenants to court. This is a bare minimum protection.